

FACTSHEET

TITLE: SPECIAL PERMIT NO. 04004, STONE BRIDGE CREEK COMMUNITY UNIT PLAN, requested by Engineering Design Consultants on behalf of Stone Bridge Creek, L.L.C., for 759 dwelling units with associated waiver requests, on property generally located at North 14th Street and Arbor Road.

STAFF RECOMMENDATION: Conditional Approval

ASSOCIATED REQUESTS: Change of Zone No. 04002 (04-93).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 03/17/04 and 03/31/04
Administrative Action: 03/31/04

RECOMMENDATION: Conditional Approval (8-0: Pearson, Carlson, Sunderman, Taylor, Larson, Carroll, Marvin and Bills-Strand voting 'yes'; Krieser absent).

FINDINGS OF FACT:

1. This community unit plan and the associated change of zone request were heard at the same time before the Planning Commission.
2. The purpose of this request is to revise the existing community unit plan to remove two outlots and add area for residential lots. The request removes the area designated as multi-family and replaces it with B-2 Neighborhood Business.
3. The applicant has requested the following waivers to:
 - A. Eliminate the preliminary plat process;
 - B. Increase the lot depth-to-width ratio;
 - C. Allow double frontage lots along Alvo Road; and
 - D. Delay the filing of a use permit.
3. The staff recommendation of conditional approval, including approval of all waiver requests, is based upon the "Analysis" as set forth on p.4-5, concluding that, with conditions, the application is in conformance with the Comprehensive Plan and the Zoning and Subdivision Ordinances. The conditions of approval are found on p.5-9.
4. The applicant's testimony is found on p.10.
5. There was no testimony in opposition.
6. On March 31, 2004, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval as set forth in the staff report dated March 8, 2004.
7. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: April 26, 2004

REVIEWED BY: _____

DATE: April 26, 2004

REFERENCE NUMBER: FS\CC\2004\SP.04004

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 31, 2004 PLANNING COMMISSION MEETING

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S. **Special Permit 04004, Stone Bridge Creek Community Unit Plan**
Change of Zone 04002 from R-3, Residential to B-2, Neighborhood Business.

PROPOSAL: To revise the area of the community unit plan, requesting 759 dwelling units, and change the zone on a portion to B-2.

LOCATION: N. 14th and Arbor Road.

WAIVER REQUEST:
Eliminate the preliminary plat process
Increase the lot depth to width ratio
Allow double frontage lots along Alvo Road
Delay the filing of a use permit

LAND AREA: Change of Zone: 22 acres, more or less
Special Permit: 121 acres, more or less

CONCLUSION: With conditions, the application is in conformance with the Comprehensive Plan, Zoning and Subdivision Ordinances.

RECOMMENDATION:	Conditional Approval
Eliminate the preliminary plat process	Approval
Increase the lot depth to width ratio	Approval
Allow double frontage lots along Alvo Road	Approval
Delay the filing of a use permit	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal descriptions.

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Agricultural	AG, Agricultural
South:	Warehouses, undeveloped	I-3, Industrial Park
East:	Undeveloped	AG
West:	Undeveloped, acreages	AG

HISTORY: March 9, 2004 applicant requested an additional waiver which was omitted in the previous request. The items were delayed until the March 31, 2004 Planning Commission agenda.

February 18, 2004 Applicant requested withdrawal of the preliminary plat application and waiver of preliminary plat process.

February 11, 2004 Planning Director's Letter sent to applicant.

January 12, 2004 Preliminary Plat, Special Permit and Change of Zone were submitted.

Comprehensive Plan Amendment #03010, showing commercial in the area, was approved by the City Council on July 14, 2003.

Special Permit #1845, Stone Bridge Creek CUP for 437 dwelling units, Change of Zone # 3265 from AG to R-3 and I-3, Industrial Park was approved by the City Council on August 27, 2001.

The area was zoned A-A, Rural and Public Use until 1979 when the zone was updated to AG, Agricultural.

COMPREHENSIVE PLAN SPECIFICATIONS: This area was shown as Urban Residential in the 1992 Comprehensive Land Use Plan. (F-25) The 1993 Comprehensive Plan Amendment shows a portion of this area commercial, consistent with the applicant's request.

The area is shown within the future service limit. (F-27)

"Maximize the community's present infrastructure investment by planning for residential...in areas with available capacity" by "encouraging...more dwelling units per acre in new neighborhoods" (F 17).

"Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population" (F-18).

"Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood" (F 18).

"Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area; Similar housing types face each other: single family faces single family, change to different use at rear of lot; Parks and open space within walking distance of all residences; Multi-family and elderly housing nearest to commercial area; Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads; Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites)". (F-67)

"Encourage a mix of housing types, including single family, duplex, attached single family units, apartments, and elderly housing all within one area. Encourage multi-family near commercial areas" (F 69).

"Require new development to be compatible with character of neighborhood and adjacent uses" (F 69).

"Natural and environmentally sensitive areas should be preserved within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods" (F-17).

TRAFFIC ANALYSIS: Arbor Road is classified as an Urban/Rural Principal Arterial, 14th Street is classified as an Urban/Rural Minor Arterial, and Interstate 80 is classified as an Urban/Rural Interstate & Expressway.

ENVIRONMENTAL CONCERNS: Outlot C and Outlot D, which were removed from the CUP boundary, have wetland areas which were being preserved as outlots in the Stone Bridge Creek Community Unit Plan. The applicant's request to remove the outlots from the CUP may allow the development of these lots. Under the CUP the outlots were shown as open space and detention. Once these outlots are removed from permanent open space associated with the CUP, there is no barrier from developing these lots, outside of what is required for detention purposes. The applicant has submitted another plat which shows these outlots for detention, but the outlots do not have the same protection as they would under the special permit.

ANALYSIS:

1. This is a request to revise the existing community unit plan to remove two outlots and add area for residential lots. The request removes the area designated as multi-family and replaces it with B-2, Neighborhood Business. The applicant requests a change of zoning from R-3 to B-2 consistent with the recently approved Comprehensive Plan Amendment #03010.
2. The applicant requested a waiver to the preliminary plat process, lot depth to width ratio and to allow double frontage lots along Alvo Road. Planning Staff does not object to these waiver requests. They are consistent with the objective to provide a variety of housing types within a community unit plan.
3. As per Section 26.11.020 of the Land Subdivision Ordinance, when a change of zone, special permit, use permit or planned unit development is required, such application shall accompany the filing of the preliminary plat. The applicant requests a waiver to this requirement and will submit a use permit at a later date. Planning staff does not object to this request, a use permit will be reviewed later.
4. The legal description on the site plan for the CUP is incorrect. Correct legal descriptions were provided separately so the application could move forward. The legal description on the site plan must be revised to reflect correct legal descriptions. The legal description for the change of zone is also incorrect and must be revised prior to City Council.
5. "Winchester" is a street name used in the Southwood subdivision and must be renamed. Bluestone is very similar to Bluestem and must be renamed.
6. The Public Works and Utilities Department indicated that the grading contours in portions of "Bluestone" Road do not match the standard cross section. The applicant should revise the contours to meet city standards.
7. Show the information requested by the Lincoln Electric System.

8. Provide a separate table indicating all requested waivers on the site plan.
9. Remove language that refers to “future” or “proposed” on the site plan (such as the mini-park, and uses of the commercially zoned areas). Indicate on the site plan that the trail is to be built by the Parks and Recreation Department.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

- 1.1 Submit certified information from an abstractor or an attorney indicating the current record owner(s) of all land within the limits of this application.
- 1.2 Revise the site plan to show:
 - 1.2.1 “Winchester” and “Bluestem” streets must be renamed.
 - 1.2.2 The Public Works and Utilities Department indicated that the grading contours in portions of Bluestone Road do not match the standard cross section. Revised the contours to meet city standards.
 - 1.2.3 Show the information requested by the Lincoln Electric System.
 - 1.2.4 Provide a separate table indicating all requested waivers on the site plan. Provide a written justification for all requested waivers.
 - 1.2.5 The legal description does not include all of the lots shown in the boundary of the site plan. Correct the legal description.
 - 1.2.6 Remove language that refers to “future” or “proposed” on the site plan (such as the mini-park, and uses of the commercially zoned areas). Indicate on the site plan that the trail is to be built by the Parks and Recreation Department.
2. This approval permits 759 dwelling units/and variances to design standards to allow increased lot depth to width ratio, delay the filing of a use permit and double frontage lots.

The waiver of the preliminary plat process shall only be effective for a period of ten (10) years from the date of the city's approval, and shall be of no force or effect thereafter. If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements

have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

General:

3. Final Plats will be approved by the Planning Director after:

3.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.

3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

to complete the street paving of all streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the installation of sidewalks along both sides of all streets, along the south side of Alvo Road and along the east side of N. 14th Street as shown on the final plat within four (4) years following the approval of the final plat, except the sidewalks in the pedestrian way easements shall be constructed at the same time as the adjacent streets are paved.

to complete the installation of sidewalks in the pedestrian way easements shown on the final plat at the same time as adjacent streets are completed.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of public street lights within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees within this plat within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the Community Unit Plan.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to submit to the lot buyers and home builders a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to construct the sidewalk in the pedestrian way easements in Block 2, 3, 7, 11, at the same time as adjacent streets are paved and to agree that no building permit shall be issued for construction on Lots 18-19, 28-29 Block 2, Lots 21-22, 34-35, Block 3, Lots 10-11, 28-29, Block 7, Lots 13-14, Block 11 until such time as the sidewalk in the pedestrian way easement is constructed.

to perpetually maintain the sidewalks in the pedestrian way easements at their own cost and expense.

to protect the trees that are indicated to remain during construction and development.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional

maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to relinquish the right of direct vehicular access from Lot(s) 7-36, Block 1, Lots 1-19, Block 2 and Outlot E to N. 14th Street and Lots 19-29, and Lot 48, Block 2, Lots 1,25-27, 53-55 Block12, Outlots A, B and J to Alvo Road.

to timely complete the public and private improvements and facilities required by Chapter 26.23 of the Land Subdivision Ordinance which have not been waived including but not limited to the list of improvements described above.

to post the required security to guarantee completion of the required improvements if the improvements are not completed prior to approval of the final plat.

4. Before receiving building permits:
 - 4.1 The permittee shall have submitted a revised and reproducible final plan including 7 copies and the plans are acceptable.
 - 4.2 The construction plans shall comply with the approved plans.
 - 4.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

5. The following conditions are applicable to all requests:
 - 5.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 5.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
 - 5.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 5.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a

copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

6. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Becky Horner
441-6373
rhorer@ci.lincoln.ne.us
Planner

DATE: March 8, 2004

APPLICANT: Stone Bridge Creek, LLC
3801 Union Drive, Suite 102
Lincoln, NE 68516
(402)434-5650

OWNER: Same

CONTACT: Jason Thiellen
Engineering Design Consultants
2200 Fletcher Avenue, Suite 102
Lincoln, NE 68521
(402)434-4014

**CHANGE OF ZONE NO. 04002
and
SPECIAL PERMIT NO. 04004,
STONE BRIDGE CREEK COMMUNITY UNIT PLAN**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

March 17, 2004

Members present: Larson, Carroll, Sunderman, Carlson, Taylor, Marvin, Pearson and Bills-Strand; Krieser absent.

Staff recommendation: Deferral until March 31, 2004, in order to advertise an additional waiver request.

Ex Parte Communications: None.

There was no testimony in support or in opposition.

Larson moved to defer, with continued public hearing and administrative action scheduled for March 31, 2004, seconded by Marvin and carried 8-0: Larson, Carroll, Sunderman, Carlson, Taylor, Marvin, Pearson and Bills-Strand voting 'yes'; Krieser absent.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:

March 31, 2004

Members present: Pearson, Carlson, Sunderman, Taylor, Larson, Carroll, Marvin and Bills-Strand; Krieser absent.

Planning staff recommendation: Approval of the change of zone and conditional approval of the community unit plan.

Ex Parte Communications: None.

Proponents

1. Jason Thiellen, Engineering Design Consultants, testified on behalf of **Stone Bridge Creek, LLC**, the applicant. This amendment adds approximately 100 single family dwelling units with a change of zone to B-2. Thiellen agreed with the staff recommendation and conditions of approval, and stated that the developer has begun to make the changes as required by the conditions of approval.

Carlson confirmed that this change removes Outlots D and E from the existing community unit plan. Thiellen concurred. The outlots were pulled out of the community unit plan in order to include them in another preliminary plat that is in process. Those outlots will be dedicated as a neighborhood park in that associated plat once removed from the community unit plan. The wetlands are protected by the flood corridor.

There was no testimony in opposition.

CHANGE OF ZONE NO. 04002

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

March 31, 2004

Larson moved approval, seconded by Carlson and carried 8-0: Pearson, Carlson, Sunderman, Taylor, Larson, Carroll, Marvin, and Bills-Strand voting 'yes'; Krieser absent. This is a recommendation to the City Council.

SPECIAL PERMIT NO. 04004

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

March 31, 2004

Larson made a motion to approve the staff recommendation of conditional approval, seconded by Pearson and carried 8-0: Pearson, Carlson, Sunderman, Taylor, Larson, Carroll, Marvin, and Bills-Strand voting 'yes'; Krieser absent. This is a recommendation to the City Council.



2002 aerial

Special Permit #04004 N. 14th St. & Arbor Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
M-1	Interstate Commercial District
M-2	Highway Business District
M-3	Highway Commercial District
M-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

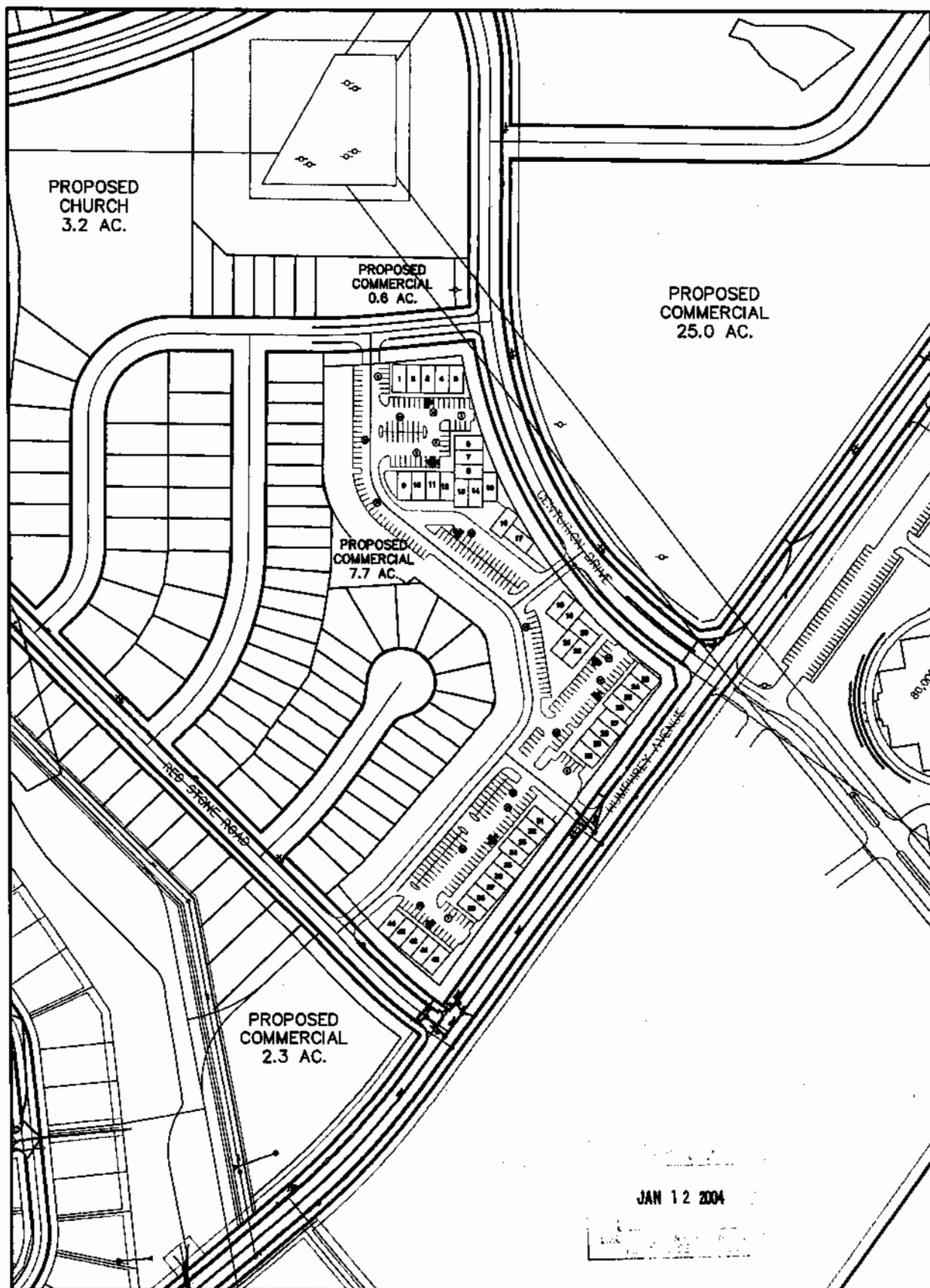
One Square Mile
Sec. 36 T11N R6E



Zoning Jurisdiction Lines
City Level Jurisdiction



012



EDC

2200 Rainbow Ave., Suite 101, Lincoln, NE 68503 TEL: 402-426-0914

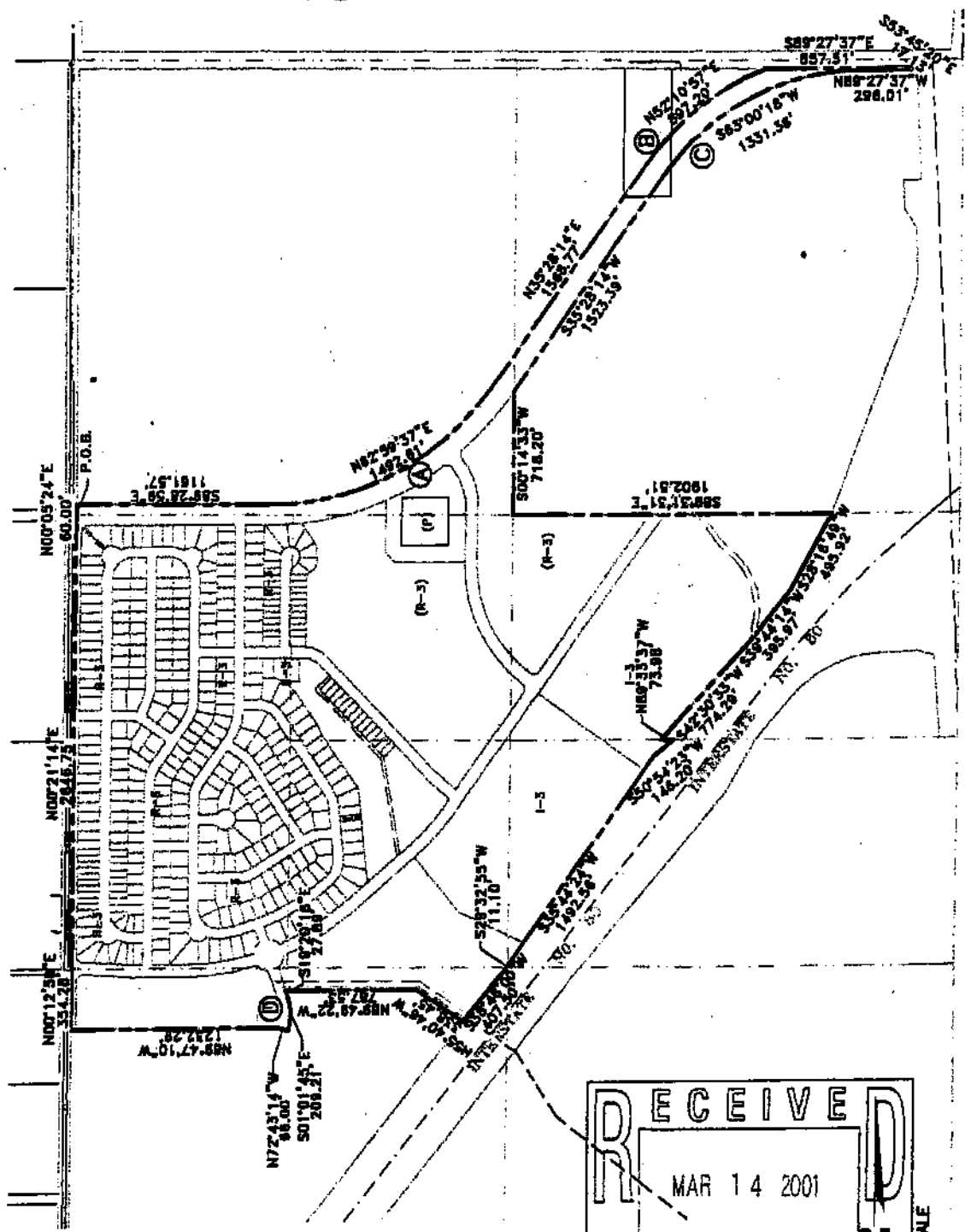
STONE BRIDGE CREEK
Conceptual Commercial Site Exhibit

Lincoln, Nebraska

013

Drawn By: JMT
 Dwg: Phase1_090303.dwg
 Date: 01/07/2004
 Job#: 03-074

SHEET
1 OF 1



CURVE DATA

(A) Δ= 55°02'47"
R=1615.00'
T=841.55'
L=1551.80'
LC=1482.61'

(B) Δ= 33°25'27"
R=1560.00'
T=468.36'
L=910.04'
LC=887.20'

(C) Δ= 55°04'09"
R=1440.00'
T=750.72'
L=1384.04'
LC=1331.38'

(D) Δ= 36°37'02"
R=333.00'
T=110.18'
L=212.81'
LC=208.21'

STONEBRIDGE CREEK ANNEXATION EXHIBIT

Lincoln, Nebraska

630 N. Center Blvd.
Ste. 105
Lincoln, NE 68505
PH 402-464-4011

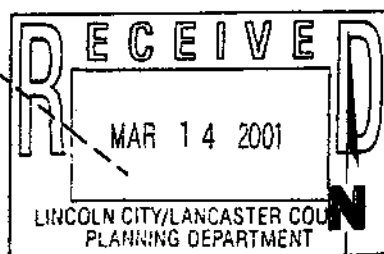
SHEET
1 OF 1

Drawn By: CNS
Dwg.: Boundary Annex
Date: 03/13/01

EDC

Current approved
plan for area

014

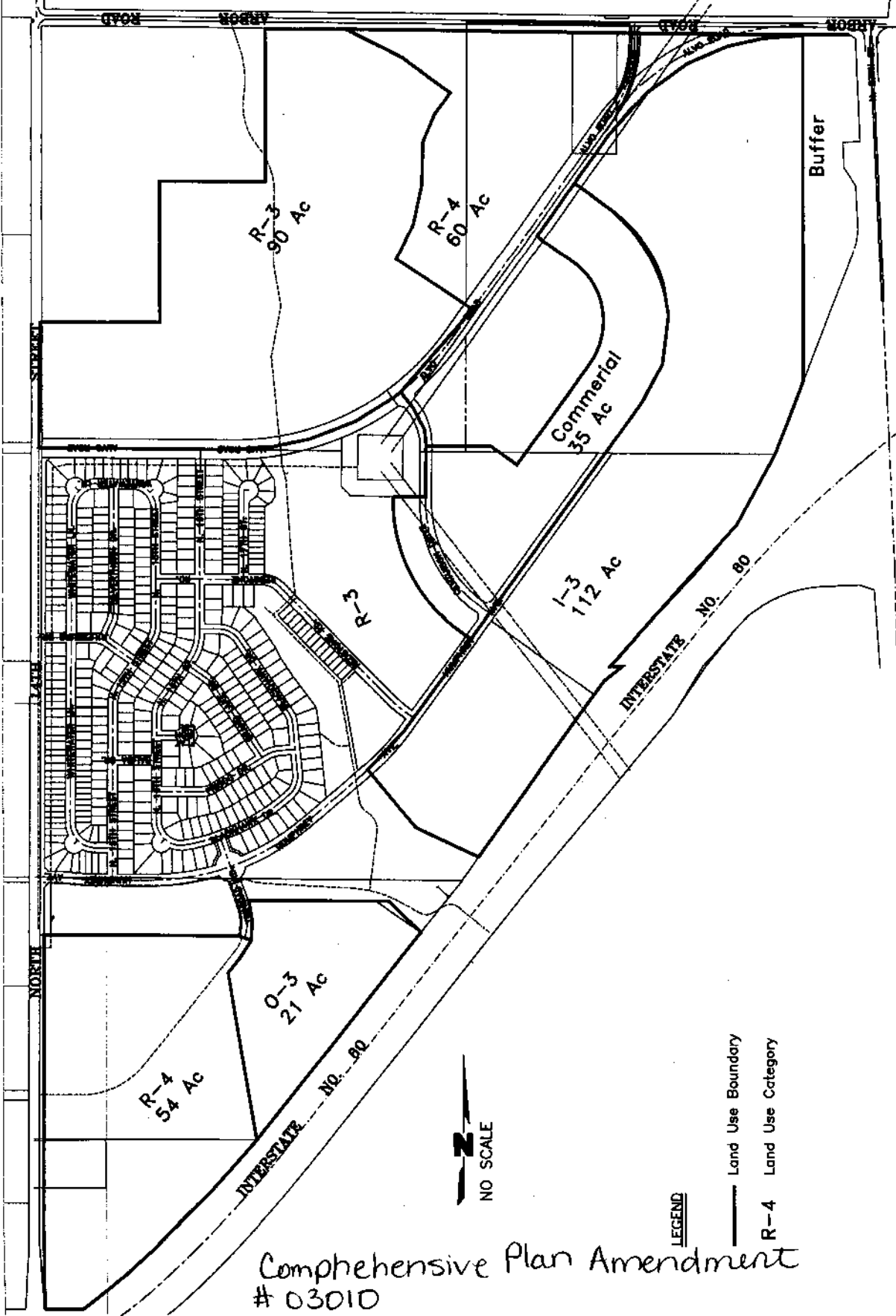


7/2/01

STONE BRIDGE CREEK
LAND USE PLAN EXHIBIT
 Comprehensive Plan Amendment #03010

Drawn By: LRF
 Date: 2/19/03
 Job#: 00-013

SHEET
1 OF 1



LEGEND

- Land Use Boundary
- R-4 Land Use Category

Comprehensive Plan Amendment
 # 03010

STONE BRIDGE CREEK
AMENDMENT TO SPECIAL PERMIT (C.U.P.) No. 1845

LEGAL DESCRIPTION
C.U.P. BOUNDARY

A LEGAL DESCRIPTION OF A TRACT OF LAND CONSISTING OF LOTS 1 THROUGH 27, BLOCK 1, LOTS 1 THROUGH 29, BLOCK 2, LOTS 1 THROUGH 10, BLOCK 3, LOTS 1 THROUGH 4, BLOCK 4, OUTLOTS H AND J, STONE BRIDGE CREEK ADDITION, LOTS 1 THROUGH 9, BLOCK 1, LOT 1, BLOCK 2, LOTS 1 THROUGH 15, BLOCK 3, LOTS 1 AND 2, BLOCK 4, LOTS 1 THROUGH 11, BLOCK 5, LOTS 1 THROUGH 16, BLOCK 6, LOT 1, BLOCK 7, LOTS 1 THROUGH 10, BLOCK 8, LOTS 1 THROUGH 9, BLOCK 9, AND A PORTION OF OUTLOT C, STONE BRIDGE CREEK 1st ADDITION, LOTS 1 THROUGH 25 AND LOTS 31 THROUGH 36, BLOCK 1, LOTS 1 THROUGH 28, BLOCK 2 AND LOTS 1 THROUGH 20, BLOCK 3, STONE BRIDGE CREEK 2nd ADDITION, LOTS 1 THROUGH 14, BLOCK 1, LOTS 1 THROUGH 30, BLOCK 2, LOTS 1 THROUGH 28, BLOCK 3, LOTS 1 THROUGH 29, BLOCK 4, LOTS 1 THROUGH 24, BLOCK 5, LOTS 1 THROUGH 16, BLOCK 6, LOTS 1 THROUGH 32, BLOCK 7, OUTLOTS A, B, AND C, STONE BRIDGE CREEK 3RD ADDITION AND ALL OF STONE BRIDGE CREEK 4TH ADDITION AND A PORTION OF LOT 43 IRREGULAR TRACT, LOCATED IN THE NORTHWEST QUARTER, THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., AND ALSO LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID SECTION 36; THENCE N00°05'17"E (AN ASSUMED BEARING) ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, 59.59 FEET; THENCE S89°54'36"E, 33.00 FEET TO THE POINT OF BEGINNING; THENCE S89°28'59"E, 1,161.57 FEET; THENCE EASTERLY ON A 1,615.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 171.26 FEET (LONG CHORD BEARS N87°28'45"E, 171.18 FEET); THENCE CONTINUING EASTERLY ON A 1,615.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 485.70 FEET (LONG CHORD BEARS N75°49'32"E, 483.87 FEET); THENCE S22°47'25"E, 120.00 FEET; THENCE S00°31'01"W, 301.58 FEET; THENCE S44°28'59"E, 84.85 FEET; THENCE S89°28'59"E, 156.00 FEET; THENCE S00°31'01"W, 110.00 FEET; THENCE S22°05'53"E, 64.53 FEET; THENCE S00°33'49"W, 371.46 FEET; THENCE S77°59'20"E, 128.89 FEET; THENCE S74°02'14"E, 73.12 FEET; THENCE S49°12'00"E, 73.12 FEET; THENCE S24°21'47"E, 73.12 FEET; THENCE S00°28'27"W, 73.12 FEET; THENCE S20°37'10"W, 45.71 FEET; THENCE S35°35'58"W, 315.45 FEET; THENCE S45°45'02"W, 114.16 FEET; THENCE S55°21'53"W, 60.85 FEET; THENCE S45°45'02"W, 211.12 FEET; THENCE S10°17'23"E, 410.75 FEET; THENCE S49°59'06"W, 428.44 FEET; THENCE WESTERLY ON A 1,500.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 1,056.15 FEET (LONG CHORD BEARS S70°09'21"W, 1,034.47 FEET); THENCE N89°40'23"W, 220.73 FEET; THENCE CONTINUING WESTERLY ON SAID LINE, 101.99 FEET; THENCE WESTERLY ON A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 123.52 FEET (LONG CHORD BEARS N86°08'05"W, 123.44 FEET); THENCE WESTERLY ON A 1,000.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 122.11 FEET (LONG CHORD BEARS N86°05'40"W, 122.03 FEET); THENCE N89°35'33"W, 100.00 FEET; THENCE N00°21'14"E, 2,646.75 FEET; THENCE N00°05'24"E, 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5,300,254 SQUARE FEET (121.67 ACRES) MORE OR LESS.

MAR 4 2004

016

January 9, 2004

Rebecca Horner
Planning Department
County-City Building
555 South 10th Street
Lincoln, NE 68508



2200 Fletcher Avenue, Suite 102
Lincoln, Nebraska 68521

RE: Stone Bridge Creek
Amendment to Special Permit #1845
Change of Zone
EDC Job# 03-074

JAN 12 2004

Rebecca Horner,

On behalf of Engineering Design Consultants (EDC) client, Stone Bridge Creek, L.L.C, the following applications are submitted for review per the subdivision application process.

1. Amendment to the C.U.P., Special Permit #1845 for Stone Bridge Creek.
2. Change of zone from R-3 to B-2 for a portion of Outlot C, Stone Bridge Creek Preliminary Plat, a portion of Outlot "G", Stone Bridge Creek Addition, and Lot 44, located in the southwest quarter of Section 25, Township 11 North, Range 6 East.

The following changes are on this preliminary plat:

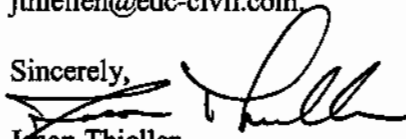
1. The C.U.P boundary of Stone Bridge Creek Preliminary Plat has been adjusted to exclude Outlots "D" and "E". The boundary is also to include the area previously designated for the Future Urban Village. The C.U.P boundary adjustment is supported by the density calculations for the site.
2. The following streets consisting of a 60-foot right-of-way with 27-foot wide pavement have been added to the preliminary plat as North 18th Street, North 18th Court, North 19th Street, Winchester Court, and Bluestone Road.
3. The right-of-way for Redstone Road will decrease from 66-feet to 60-feet between North 18th Street and Humphrey Avenue.
4. In Block 11, the previous 31 single-family lots, 14 attached single-family lots, and one multiple-family lot have been changed to 44 single-family lots and 1 proposed B-2 permitted use lot. Lots facing the South side of Redstone Road have been changed from attached single-family lots to single-family lots.

017

5. A change of zone from R-3 to B-2 is requested for Lot 65, Block 12 and Outlot "H" formally Lot 43.
6. In Block 12, the previous Lot 43 (Future Urban Village) will become Blocks 12, 15, and 17 located in R-3 zone and Outlot "H" and Lot 65 located in proposed B-2 zone.
 - a. Block 12 – 16 single-family lots, 6 attached family lots, and 1 proposed B-2 lot.
 - b. Block 15 – 46 attached single-family lots.
 - c. Block 16 – 18 single-family lots.
 - d. Outlot H and Lot 65 – B-2 neighborhood business lots (See exhibit attached).
 - e. See proposed commercial exhibit.
7. Long Range Plan for Future Urban Village
 - a. The Future Urban Village has been moved from Lot 43 to Lot 1, Block 14 for the following reasons.
 - i. Stone Bridge Creek L.L.C wanted to add more residential units, centralize the proposed Urban Village, and accurately define the market for the Stone Bridge Creek development.
 - ii. Based on conversations with planning (Steve Henrichsen), it was discussed that moving the Future Urban Village North East across Centurion Drive to a more centralized location would be more advantages to the development than the previous location. An amendment to the Lincoln City – Lancaster County Comprehensive Plan was proposed and approved by planning for the relocation of the Future Urban Village.

If there are any questions please contact me at 402-438-4014 or at jthiellen@edc-civil.com

Sincerely,


Jason Thiellen
Land Planner

Engineering Design Consultants

JAN 12 2004

Enclosed:

8 Copies of Sheets 1 – 5

13 Copies of Sheet 2

Zoning exhibits, Sheets 1 – 3

Proposed B-2 commercial conceptual site layout exhibit, Sheet 1

Check in the amount of: \$4090.00

cc. Bob Lewis, HDS

February 18, 2004

Rebecca Horner
Planning Department
County-City Building
555 South 10th Street
Lincoln, NE 68508



2200 Fletcher Avenue, Suite 102
Lincoln, Nebraska 68521

RE: Stone Bridge Creek C.U.P Amendment

FEB 18 2004

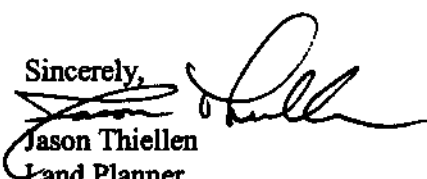
Rebecca Horner,

On behalf of Stone Bridge Creek, L.L.C, we hereby request to withdraw the application for Preliminary Plat Application #04001, request a refund of review fees, and request that the submittal be processed as an Amendment to the C.U.P Special Permit #1845 with the following waivers.

1. Waivers to the Land Subdivision Title 26.
 - a. A waiver for the lot to depth ratio per Title 26, Section 26.23.140 for lots 59 – 64, Block 12 and lots 1 – 46, Block 15, is requested to allow for Duplex lots.
 - b. A waiver for double frontage lots backing up to an arterial street per Title 26, Section 26.23.140 for lots 53 – 55, Block 12. Access to these lots from Alvo Road will be relinquished.
 - c. A waiver for filing a preliminary plat per Title 26, Section 26.11.020 is requested for the submittal of the Amendment to the Special Permit #1845 which is allowed under the C.U.P. process.
2. The previous fee submitted was calculated at \$4090.00 based on the preliminary plat structure. The calculated submittal fee for the C.U.P Amendment is \$3465.00. Please issue a refund for the difference between these fees in the amount of \$625.00.
3. A corrected C.U.P Boundary legal description including all final platted lots has been included as requested. The legal description assumes Stone Bridge Creek 4th Addition Preliminary Plat will be approved prior to the approval of the C.U.P Amendment.

If there are any questions please contact me at 402-438-4014 or at jthiellen@edc-civil.com

Sincerely,


Jason Thiellen

Land Planner

Engineering Design Consultants

FEB 18 2004

Enclosed:

C.U.P Legal Description

cc. Bob Lewis

Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities
Subject:	Stone Bridge Creek Preliminary Plat and CUP Amendment
Date:	February 2, 2004
cc:	Randy Hoskins

Engineering Services has reviewed the submitted amendment to the Stone Bridge Creek Preliminary Plat and CUP, located east of North 14th Street and south of Alvo/Arbor Road, and has the following comments:

- The grading contours in portions of Bluestone Road do not match the standard cross section. The contours need to be revised to reflect the City of Lincoln standard cross section.

Memo



To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: January 23, 2003

Re: Stone Bridge Creek PP 04001 CUP 04004 CZ04002

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have no comments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.



Dennis L Roth

01/20/2004 02:22 AM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: re: Stonebridge Creek

PROJ NAME: Stonebridge Creek
PROJ NMBR: PP #04001, CUP #04004, CZ #04002
PROJ DATE: 01/12/04
PLANNER: Becky Horner

Finding ONE DUPLICATE/SIMILAR NAME in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

PROPOSED

Winchester Ct

EXISTING

Winchester N and Winchester S, both located in the Southwood Addition, northwest of S 27th St and Old Cheney Rd.

MOST STRONGLY RECOMMEND an ALTERNATE name be selected.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: Alvo Rd, Blackhawk Dr, Bluestone Rd, Centurian Dr, Frisco Dr, Humphrey Ave, Grand Lake Dr, Redstone Rd, Salida Dr, Silverthorn Dr, Trinidad Rd, Whitewater Ln, Winchester Ct, N 14 St, N15 St, N 16 St, N 17 Ct, N 18 Ct, N 18 St and N 19 St.

PRIVATE: none

COMMENTS: Objection to Winchester Ct

INTER-DEPARTMENT COMMUNICATION



DATE: January 20, 2004
TO: Beck Horner, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS
DN#72N-16E

Attached is the Site Plan for Stone Bridge Creek.

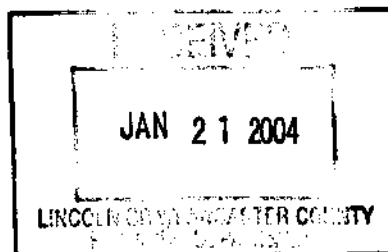
In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map. Also, additional easements may be requested during platting.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File





Devin L Biesecker

02/11/2004 12:33 PM

To: Rebecca D Horner/Notes@Notes

cc:

Subject: Re: Stone Bridge Creek PP04001, SP 04004

No comments from Watershed Management, Sorry, I meant to send this first thing this morning.

Devin Biesecker, P.E.
Watershed Management
City of Lincoln Public Works
441-4955
Rebecca D Horner



Rebecca D Horner

02/10/2004 03:08 PM

To: Devin L Biesecker/Notes@Notes

cc:

Subject: Stone Bridge Creek PP04001, SP 04004

I cannot find a report from you on this project, can you resend it to me. I hope to send out the letter tomorrow sometime. Thanks. :)

Rebecca D. Horner
Planner
City of Lincoln
Planning Department
Phone 441-6373
Fax 441-6377

Richard J Furasek
01/30/2004 08:12 AM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: Stonebridge Creek

Upon the review of Preliminary Plat #04001, CUP PUD #04004, CZ# 04002, we find it acceptable from the perspective of our department.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292



MICHAEL WOOLMAN
<lpd737@CJIS.CLINC
OLN.NE.US>

To: R Homer <RHomer@ci.linc.ln.ne.us>
cc:
Subject:

01/20/2004 10:22 AM

Ms Homer,

After reviewing the Stonebridge Creek Preliminary Plat I noticed two street names that the Lincoln Police Department does not endorse.

Blackhawk - There are currently nine streets that begin with "Black": Black, Black Forest Ct., Black Forest Dr., Black Water Bay, Blackberry Cir, Blackberry Ct., Blackbird Ln., Blackpool Dr., and Blackstone Rd.

Bluestone - There are currently eight streets that begin with "Blue": Blue Flame Cr, Blue Flame Road, Blue Heron Ct., Blue Heron Dr., Blue Ridge Ln., Blue Sage Blvd, Blue Sky Dr., and Blueberry Ct.

We believe that we already have too many streets in Lincoln that begin with "Black" and "Blue" and feel that the developers need to come up with alternate names.

In emergency situations callers to 911 usually are confused and can only remember the first part of a streets name. There is no reason to add more confusion to emergency situations. This will cause confusion in emergency situations and could cause serious delays in emergency response situations for emergency personnel.

Sergeant Michael Woolman
Lincoln Police Department